

Under Seperate Cover

— Correspondence —

(These were sent in PC Packets)
sent via Fed Ex 6/2/16

Robert S. Heinz

May 10, 2016

Dear Mr. Kastan,

I want to express my deep concern in opposition for the planned 760 home, Martis West development and the contiguous 550 space, Basin encroaching, camp ground paralleling Hwy. 267. 267 being one of only two (2), single lane evacuation routes from the North Shore. Hwy. 267 during peak seasonal activity is already at congestion capacity. Cal Trans currently rates Hwy. 28 & 267 a D-. How then will the inarguable increase in local congestion have these our area highways rated? How will this increase in traffic serve or benefit the safety of our community if the only rating left is an F?

Please take note of current events in Alberta, Canada. Over 800 square miles are currently ablaze, over 2000 structures have been destroyed and upwards of 90,000 inhabitants have been displaced, and this fire is largely on flat ground, not in a mountainous bowl. It is only a matter of time before a major wildfire threatens the Tahoe Basin, a bowl with few evacuation options. The Tahoe Basin will be a death trap for those who can't escape. Please, take a look at what remains of the residential neighborhoods and the business communities surrounding Fort McMurray in Alberta. Who would volunteer to tell those residents they should have sheltered in place, as is a proposed option for the North Shore!

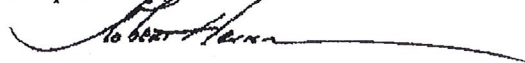
I have been in the midst of a 100,000 acre wildfire. The Clampitt Fire in September, 1970 burned from Simi Valley, CA. to Pacific Coast Hwy. in Malibu, 20 miles to the west. Everything was ablaze, flying embers were blowing faster than I could run or drive. It was near impossible to breath, the ground was so hot it was difficult to stand still. As flames and embers swept across roads, people panicked, fleeing residents stopped in their tracks causing accidents and gridlock behind. The North Shores' roads are often already gridlocked, and getting noticeably worse every year. How much more can our existing infrastructure safely support or absorb before the Jewell of the Sierras loses its shine forever? Who will then come here?

.....and where is the water going to come from to service all these new homes?

Please, I ask you to do what is best for the Jewell, for our irreplaceable environment and for resident safety. Deny these development permits that encourage and support the wholesale evisceration of Lake Tahoe, solely for profit. You are guardians of Lake Tahoe's future. Please, do the right thing.

"We won't have a society if we destroy the environment." Margret Mead

Respectfully,



Robert Heinz

Kathi Heckert

From: Veronica Blake <vblake@placercf.org> *on e-list Parcel 3*
Sent: Wednesday, May 11, 2016 9:33 AM
To: Kathi Heckert
Cc: Allen Breuch
Subject: Martis Valley West Parcel Specific Plan

Thank you for allowing the community to give comment to this project by email. I am sure it comes as no surprise to you that Placer County lacks an adequate supply of workforce and affordable housing. As it is needed for the community to grow and prosper, we hope the need to meet the workforce and affordable requirements in the housing element (in all of the proposed projects) is taken seriously. Though the policy allows for various options (in lieu fees, dedication of land, building or a combo) we believe the community needs the actual construction of the workforce housing units. We strongly encourage the applicant and county to do everything possible to construct them.

Sincerely,

Veronica Blake

Veronica Blake, CEO
Placer Community Foundation
www.placercf.org
530-885-4920

5/19
Add / to
Excl. info
1st

RECEIVED
MAY 13 2016
PLANNING DEPT.

Liz Penniman
PO BOX 324
Kings Beach CA 96143

RECEIVED
BOARD OF SUPERVISORS
RECEIVED
BOARD OF SUPERVISORS
5BOS _____ ALL AIDES _____ (mail person)
5BOS _____ TI _____ ALL AIDES _____ (mail person)
MAY 11 2016
SUP _____ COB Corr. _____ CoCo _____
AIDE _____ CEO _____ Other _____
_____ COO _____ Ctr _____

Jennifer Montgomery
Placer County Supervisor
175 Fulweiler Avenue
Auburn, CA 95603

RECEIVED
BOARD OF SUPERVISORS
5BOS ☒ TI ☒ ALL AIDES ☒ (mail person)
MAY 11 2016
SUP _____ COB Corr. ☒ CoCo _____
AIDE _____ CEO _____ Other _____

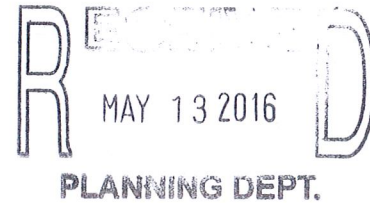
May 7 2016

Dear Jennifer,
I am a resident of this beautiful place,
Lake Tahoe, and I want you, please, to
say NO to the Martis Valley West Project
as it is currently proposed: STOP the
sprawl, downsize the project to a
reasonable number of units, get it
off the ridge, cluster new development,
and schedule hearings with adequate
time for review of the supporting
documentation.

Please, do the right thing. Don't be
the politician who is only remembered
for orchestrating the demise of our
beautiful ridgetops, forest, and way
of life.

Thank you, Liz Penniman

From: Janice Eggers
To: Placer County Board of Supervisors
Subject: Vote NO on the Martis Valley West Project
Date: Thursday, May 12, 2016 6:33:11 AM



To Whom it May Concern;

Unfortunately, I am unable to attend the quickly scheduled hearing for the Martis Valley West Project. As a dedicated educator, I am not able to take the time off of my position, in order to read a document as lengthy as this report in the short time given to the public. I am very disappointed to review many aspects of the Environmental Impact Statement for the project that I have had the time to read.

I do not feel that my comments or concerns were addressed in the report. As a homeowner on Allenby Way, off of highway 267, I have major concerns. Under the Regional Traffic Plan, the studies statistically show data that is misleading, and inconclusive to our current conditions in the Tahoe Basin:

Part of the report was based upon Summer 2010 driving conditions. (This was still a time of the recession that we just encountered as a country. People could not afford to travel. The tourist count during that year was way off of what it is today.) A better count would have been this summer 2015, 4th of July, when cars were backed up on the south lane of highway 267 all the way to highway 80. It took people 4-6 hours to get in to Kings Beach based on the number of vehicles on the road.

"Impact 18-4 discusses interference with an emergency evacuation plan. As discussed therein, the project would not cut off or otherwise modify any existing evacuation routes." Really? I witnessed the flood of 1997-98. It took drivers 8 hours to get from Kings Beach to highway 80. We could not leave our home, as the Northbound lane of 267 was blocked all the way to Truckee. There were no porta potties, garbage cans, or emergency crews helping people that were stuck on that road. By putting in another major development, the turn sections alone would cause more problems in an evacuation/emergency time.

"In addition to the draft EPEP prepared for the Specific Plan, further analysis of traffic conditions during an evacuation scenario has been conducted (LSC 2016)." I am wondering if this person worked with the evacuation of the Valley Fire this last fall in California? How can someone actually predict what will happen in an evacuation circumstance? There are way too many variables to try to create a scenario for the Tahoe Basin. What if routes are blocked as in the flood of 1997-98?

"Hours or days of lead time could be available to assess risk and make evacuation determinations. During these periods, peak occupancy conditions typically do not occur as drifting smoke, awareness of the risk, or other factors result in people avoiding the area."

In the flood of 1997-98, people were stuck on the road trying to get out of the basin. If people are stuck for 8 hours again on 267 due to a fire, there will be casualties and injuries. The Valley fire showed us what happens in a community that is built out, and does not have the capabilities to support a major evacuation. I am sure that all of you viewed the pictures of the burned homes, cars, livestock, and pets after that fire that the media posted online, as well as the survivors themselves. It was devastating.

I am hoping that you will do the right thing for our community. I am asking you for a **NO** vote to this development, and a **no** vote to the proposed Brockway Campground.

Lastly, I will be writing our governor, and our other Senators and Representatives about this project. This is truly not what our community wants, and nor is it a viable project for the beautiful Lake Tahoe Basin.

Sincerely,
Janice Eggers

May 14, 2016

TO: JENNIFER MONTGOMERY
175 Fulweiler Ave.
Auburn CA 95603

FROM: Ross & Nancy Johnson
P O Box 1524
Carnelian Bay CA 96140

RECEIVED
BOARD OF SUPERVISORS
5BOS TI VALL AIDES (mail person) *UK*
MAY 18 2016
SUP *[initials]* COB Corr *[initials]* CoCo
AIDE *[initials]* CEO Other

SUBJECT: MARTIS VALLEY WEST PROJECT

Dear Jennifer Montgomery:

As permanent residence of Carnelian Bay for the past 15 years and West Lake Tahoe for the past 10 years, my wife and I are concerned about the Martis Valley West Brockway Campground. There are so many facts that prove this project to be a community disaster and most of all a fire hazard and road blockage which would choke the main road evacuation which is already at max.

As Placer County Supervisor, District 5, we ask that you stop this project and uphold your pledge as outlined in your Statement of Candidate for Supervisor, 5th District voter information pamphlet, wherein you state "I pledge to work for you the people of Placer County. I promise to listen to your concerns, to be available and responsive. I work hard to fulfill those pledges. You'll have my ears and voice."

The Sierra Sun article of May 11, 2016, page 8 by Ann Nichols says it all. This project is a DISASTER FOR PLACER COUNTY, for the wild life and vegetation and most of all the safety of the residence in this community. Your voice and vote against this proposal is vital.

ROSS & NANCY JOHNSON

Ross Johnson

Nancy Johnson

CC: George Williams

Mr. Ross M. Johnson
PO Box 1524
Carnelian Bay, CA 96140-1524

Kathi Heckert

From: Stacy Wydra
Sent: Monday, May 16, 2016 10:22 AM
To: Shirlee Herrington; Kathi Heckert
Cc: fran.ruger@ascentenvironmental.com; 'Sydney Coatsworth' (sydney.coatsworth@ascentenvironmental.com); Kurt Krieg (kkrieg@mountainsidepartners.com); 'Adrienne Graham' (algraham@surewest.net)
Subject: FW: Martis Valley West

Added to e-list #3

Good Morning!

Shirlee/Kathi – Please see the email below commenting on the MVWPSP for the file and for the Commissioners. Also, could you please add Ms. Casey to the distribution list for the June 9th PC hearing.

Everyone – please see her comments below.

Thanks!

Stacy

Stacy Wydra

Stacy Wydra
Senior Planner
County of Placer
CDRA | Planning Services Division | Tahoe
775 North Lake Boulevard
P.O. Box 1909
Tahoe City, CA 96145
(530) 581-6288 - direct

Please consider the environment before printing this e-mail.



From: Jamie Casey [<mailto:granitediorite@gmail.com>]
Sent: Monday, May 16, 2016 9:25 AM
To: Stacy Wydra
Subject: Re: Martis Valley West

Hello Stacy

I oppose the Martis Valley West project on the ridge line above Carnelian Bay on HWY 267, It would destroy a beautiful wilderness area. albeit not exactly roadless, but minimally used by skiers, snowmobilers, etc. A development there would mean large buildings and bright lights with would be a complete eyesore as well as disrupt animal migrations across the area and open space that we treasure so highly. Many other communities in the US have made a point of protecting their ridge lines. It makes really good sense to keep the ridge line unspoiled! I would appreciate your vote against the project!

I plan to be at the June 9 meeting and would like to know where it will be held.

thanks,
jamie Casey

Kathi Heckert

From: Stacy Wydra
Sent: Monday, May 16, 2016 1:50 PM
To: Jamie Casey
Cc: Kathi Heckert
Subject: RE: Martis Valley West

I am not sure – typically the Planning Commission hearings begin at 10 AM however, there may be another item prior to the Martis Valley West Parcel project. I have forwarded your email to our Planning Commission clerk, Kathi Heckert and asked that she put you on the list to receive the agenda. I have cc'd her on this email so if you have any additional questions regarding the meeting she may be able to assist.

Thanks!

Stacy

Stacy Wydra

Stacy Wydra
Senior Planner
County of Placer
CDRA | Planning Services Division | Tahoe
775 North Lake Boulevard
P.O. Box 1909
Tahoe City, CA 96145
(530) 581-6288 - direct

Please consider the environment before printing this e-mail.



From: Jamie Casey [<mailto:granitediorite@gmail.com>]
Sent: Monday, May 16, 2016 1:45 PM
To: Stacy Wydra
Subject: Re: Martis Valley West

Stacy
Thank you for the directions, approximately what time?
jamie

On Mon, May 16, 2016 at 10:20 AM, Stacy Wydra <SWydra@placer.ca.gov> wrote:

Thank you for your comments on the Martis Valley West Parcel Project.

The Planning Commission hearing will be held at the Granlibakken Resort, in Tahoe City off of Granlibakken Road.

Thanks!

Stacy

Stacy Wydra

Stacy Wydra

Senior Planner

County of Placer

CDRA | Planning Services Division | Tahoe

775 North Lake Boulevard

P.O. Box 1909

Tahoe City, CA 96145

(530) 581-6288 - direct

Please consider the environment before printing this e-mail.



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Subject: Re: Martis Valley West

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in the US have made a point of protecting their ridge lines. It makes really good sense to keep the ridge line unspoiled! I would appreciate your vote against the project!

I plan to be at the June 9 meeting and would like to know where it will be held.

thanks,

jamie Casey

Kathi Heckert

From: Ellie <tahoellie@yahoo.com>
Sent: Monday, May 23, 2016 9:03 PM
To: Kathi Heckert
Cc: Shirlee Herrington
Subject: Public outcry on the Martis Valley West Parcel Specific Plan at the May 12 NTRAC (Sierra Sun Article)

Kathi,

Please forward to Planning Commissioners.

Shirlee, please add to the record for the Martis Valley West Parcel Specific Plan FEIR.

Thank you ~Ellie Waller

----- Forwarded Message -----

From: Ellie <tahoellie@yahoo.com>
To: Jennifer Montgomery <jenmonten@placer.ca.gov>; Kirk Uhler Placer County BOS <kuhler@placer.ca.gov>; Jim Holmes <jholmes@placer.ca.gov>; Jack Duran <jduran@placer.ca.gov>; Robert Weygandt Placer County BOS <weygandt@placer.ca.gov>
Cc: David Boesch <dboesch@placer.ca.gov>; Stacy Wydra <swydra@placer.ca.gov>; Steve Kastan <skastan@placer.ca.gov>; Paul Thompson <pkthomps@placer.ca.gov>; Jennifer Merchant <jmerchan@placer.ca.gov>
Sent: Monday, May 23, 2016 7:56 PM
Subject: Public outcry on the Martis Valley West Parcel Specific Plan at the May 12 NTRAC (Sierra Sun Article)

Shame on Placer County for scheduling the Planning Commission meeting on high school graduation day. Many people have family coming to town, others will need to leave town to be with families.

I asked to have the meeting postponed to no avail.

Ellie Waller
Opinion

Back to: **Opinion**
May 23, 2016

[Opinion: Make your voice heard about Martis Valley West | SierraSun.com](#)

**Opinion: Make your voice heard about
Martis Valley West | SierraSun.com**

The community continues to deliver the message that they are unwilling to accept the Martis Valley West Parcel S...

Opinion: Make your voice heard about Martis Valley West

The community continues to deliver the message that they are unwilling to accept the Martis Valley West Parcel Specific Plan project as currently proposed.

But will the Placer County Planning Commission approve the project on June 9th anyway? Probably, unless we all stand up.

This is not the first time the community has resisted the plan. For more than three years, the community has consistently opposed efforts from East West Partners (now Mountainside Partners) to disturb 11 million square feet of soil on the ridge line.

Now, the 550-unit Brockway Campground is being proposed in the Tahoe Basin as a separate project, although located immediately adjacent to Martis Valley West, and the impacts from both will be cumulative. Traffic and fire evacuation impacts, especially during peak hours, are some of the biggest concerns.

At the May 12 North Tahoe Regional Advisory Council meeting, NTRAC members were asked to make a recommendation to the Placer County Planning Commission for an upcoming June 9 hearing. Staff summarized the impacts and alternatives. Notably; when Alternative 1 (No Project) was mentioned, the audience applauded wildly.

NTRAC questions/comments included:

There are many Significant & Unavoidable impacts.

Nine days is NOT enough time to review the Final EIR — therefore it is too soon to make a recommendation.

Last time, NTRAC specifically requested visual simulations be brought to the next meeting; however, the applicant had not done so.

Emergency evacuation — what are the nuts and bolts of how SR267 will handle traffic in emergency situations? (The applicant's response was basically it's Caltrans' problem, not theirs.)

Concerns about night lighting impacts to Tahoe Basin?

Affordable/workforce housing solution simply sets aside land for someone else to (maybe) propose workforce housing in the future: This does not guarantee workforce housing getting built.

Numerous motions were made by NTRAC. Finally, they approved a "Motion to recommend the Planning Commission postpone their action on this item for 30 days to allow for ample time to review the Final EIR. Further, that the Planning Commission be

aware there are significant concerns with the project whether development is on the east or west side of Highway 267, as noted in tonight's NTRAC meeting."

Sierra Watch and Mountain Area Preservation representatives have said that with Brockway Campground included, the proposed project went far beyond what they agreed to in the Martis Valley "Opportunity Agreement" (MVOA) and pointed out it would be irresponsible to make decisions at such a fast pace on projects that will span generations. They noted that these decisions will "outlive us all", and we shouldn't rush this.

Modifying new Alternative 5 (418 units on 200 acres on the east side of SR 267) by adding a conservation easement on the balance of the 6,100 acres would without a doubt eliminate any potential for Tahoe night sky light impacts and scenic violation impacts because it will not be located on a shared Tahoe basin ridge line, and there would be no recreational conflict to the Tahoe Rim Trail users.

The alternative would eliminate the sprawl of the current preferred alternative (418 units on 660 acres on the west side of SR 267) and reduce traffic impacts by reducing the number of units by 45 percent.

Lastly, a majority of the public, agency and organization comments on the draft EIR requested changes in the FEIR to sufficiently examine the project's impacts and possible ways to mitigate them. In most cases, these comments were ignored or insufficiently and unsatisfactorily addressed.

If this sounds familiar, it might be because a very similar situation is occurring with another large area development in Squaw Valley. Two things can be gleaned from these recent meetings:

1. We can still make a difference when we all speak up.
2. The developer will have a hard time selling any claims that the public supports these projects.

In closing, save the date, June 9, location and time to follow, for the tentatively proposed hearing before the Placer County Planning Commission on the Martis Valley West project — be there for Lake Tahoe.

Ellie Waller is a Tahoe Vista resident.

Kathi Heckert

From: catholiciver@aol.com
Sent: Tuesday, May 24, 2016 4:56 PM
To: Kathi Heckert
Subject: Re: Final legal notice for Martis Valley West Parcel Specific Plan

I have no knee-jerk objection to this development. My objection is based on the fact that we remain in a drought. A drought that some experts say may last a hundred years. We are rationing water. How do you justify ANY new development that's going to use that kind of water? I objected to the previous proposed development for the same reason. Thank you.

Catherine Oliver
440 High Street
(PO Box 1053)
Carmelian Bay CA 96140

-----Original Message-----

From: Kathi Heckert <KHeckert@placer.ca.gov>
To: Kathi Heckert <KHeckert@placer.ca.gov>
Cc: Shirlee Herrington <SHerring@placer.ca.gov>
Sent: Tue, May 24, 2016 4:49 pm
Subject: Final legal notice for Martis Valley West Parcel Specific Plan

Hello Interested Parties

Please see attached legal notice and map for above mentioned project.

Thank you

*Kathi Heckert, Senior Board /Commission Clerk
Placer County CDR
3091 County Center Drive
Auburn CA 95603
(530) 745-3082*

Kathi Heckert

From: MaryAnne Casella <macasella1@gmail.com>
Sent: Tuesday, May 24, 2016 9:20 PM
To: Jennifer Montgomery
Cc: Kirk Uhler; Robert Weygandt; Jack Duran; Jim Holmes; Kathi Heckert
Subject: Coffee, May 26 - Martis Valley West

Jennifer, I am not able to attend your coffee but I am scared to death about this Martis Valley proposal!

The roads of the Tahoe area can NOT handle the traffic that this development would generate.

Last year we needed to leave Tahoe Vista at the end of the 4th of July weekend. It took us almost an hour in bumper to bumper traffic to get up 267 just to hiway 80. This proposal will compound the mess on that route with hundreds more cars.

I feel that no large developments should be permitted until the said developer provides funds for improving roads & utilities — & those should be completed BEFORE any development construction begins.

The two lane highways in the Tahoe basin are not enough to handle the various proposed developments we keep hearing about. If a major fire breaks out (& you know in your heart that some day it will) thousands of lives will be lost as people TRY to escape the basin inferno. Please think about this every time a major development plan comes before you.

Respectfully,
MaryAnne Casella
217 Laurel Dr.
Tahoe Vista, CA

Kathi Heckert

From: Kathi Heckert
Sent: Wednesday, May 25, 2016 7:53 AM
To: 'jbchris118@att.net'
Cc: Stacy Wydra; EJ Ivaldi; Paul Thompson
Subject: RE: Final legal notice for Martis Valley West Parcel Specific Plan

There has been no evening or weekend meeting scheduled for the Planning Commissioners.

You are welcome to e-mail or send via US mail a written comment and it will be part of the record.

Thank you.

*Kathi Heckert, Senior Board /Commission Clerk
Placer County CDRA
3091 County Center Drive
Auburn CA 95603
(530) 745-3082*

From: jbchris118@att.net [mailto:jbchris118@att.net]
Sent: Tuesday, May 24, 2016 8:19 PM
To: Kathi Heckert
Subject: Re: Final legal notice for Martis Valley West Parcel Specific Plan

Will there be a meeting in the evening or on s weekend that working people can attend?

Sent from my iPhone

On May 24, 2016, at 4:46 PM, Kathi Heckert <KHeckert@placer.ca.gov> wrote:

Hello Interested Parties

Please see attached legal notice and map for above mentioned project.

Thank you

*Kathi Heckert, Senior Board /Commission Clerk
Placer County CDRA
3091 County Center Drive
Auburn CA 95603
(530) 745-3082*

<LegF 6-9-16 pch MVWestParcel EJ Edits SW Changes (4).pdf>